



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Villas of Saddlebrooke  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 94      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve variance from 250' to 100' at sta 22+50 of Saddlebrooke Dr.  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 7 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox county health Dept
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90)
5. Meeting all applicable requirements of the Tenn. Dept. of Transportation
6. Meeting all requirements of the previously approved Use on Review for this site 12-F-92-UR
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** Saddlebrooke Subdivision was originally approved in 1992 (12-SC-92-C / 12-F-92-UR). The previously approved plan contained 98 lots for detached single family dwellings and 94 lots for attached single family dwellings. The development of the detached dwellings has proceeded since the original plan was approved. The applicant is now ready to proceed with the attached housing.

An approved concept subdivision plan remains in force for up to five years. In order to begin to develop the attached housing, the applicant has to get the concept plan reapproved. The concept plan that is now before MPC is the same plan that was approved in 1992.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since all utilities can be provided to this site.
2. The proposed subdivision at a density of 2.91 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend Halls Elementary, Halls Middle and Halls High School.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The approved zoning density of this site is 1 - 4 dwellings per acre. The proposed 2.91 du/ac does not exceed the proposed zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 8/11/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
  2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
  3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox county health Dept
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**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

**Date of MPC Approval:** 8/11/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**